

Development Variance Permit

DVP18-0208



This permit relates to land in the City of Kelowna municipally known as

575 Perry Road

and legally known as

Lot 14 Section 23 Township 26 ODYD District Plan 16353

and permits the land to be used for the following development:

Addition to single family dwelling

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

With variances to the following section of Zoning Bylaw No. 8000:

Section 13.1.6 (c): RU1 – Large Lot Housing Development Regulations

To vary the required minimum setback of a front yard lot line to a garage or carport having vehicular entry from the front from 6.0 metres to 4.0 metres;

Date of Council Decision TBD

Decision By: COUNCIL

Issued Date:

This permit will not be valid if development has not commenced by September 2021.

Existing Zone: RU1 – Large Lot Housing

Future Land Use Designation: S2Res – Single/Two Unit Residential

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner/Applicant: Ricky Jeannotte

Terry Barton
Urban Planning Manager
Community Planning & Strategic Investments

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

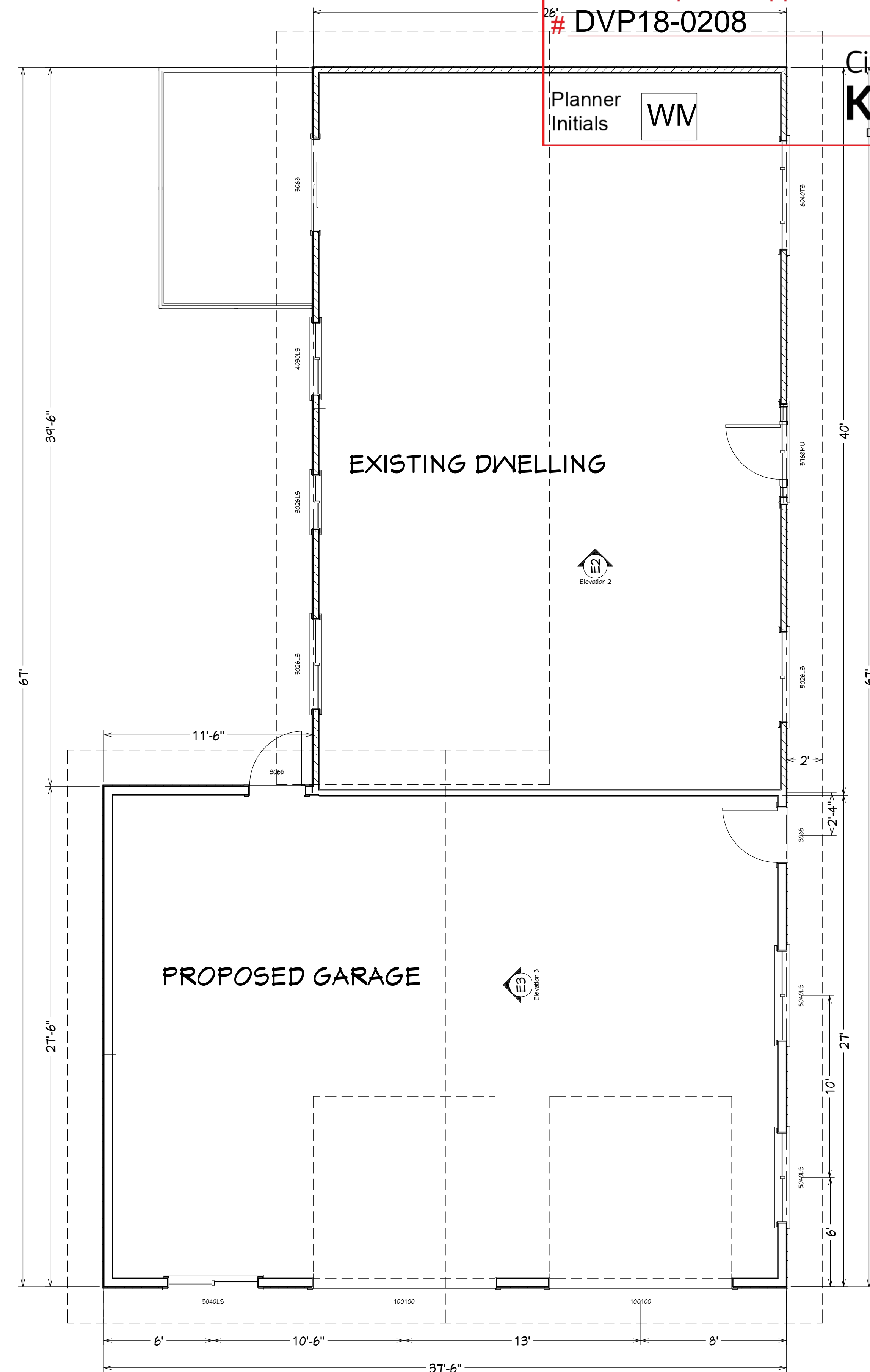
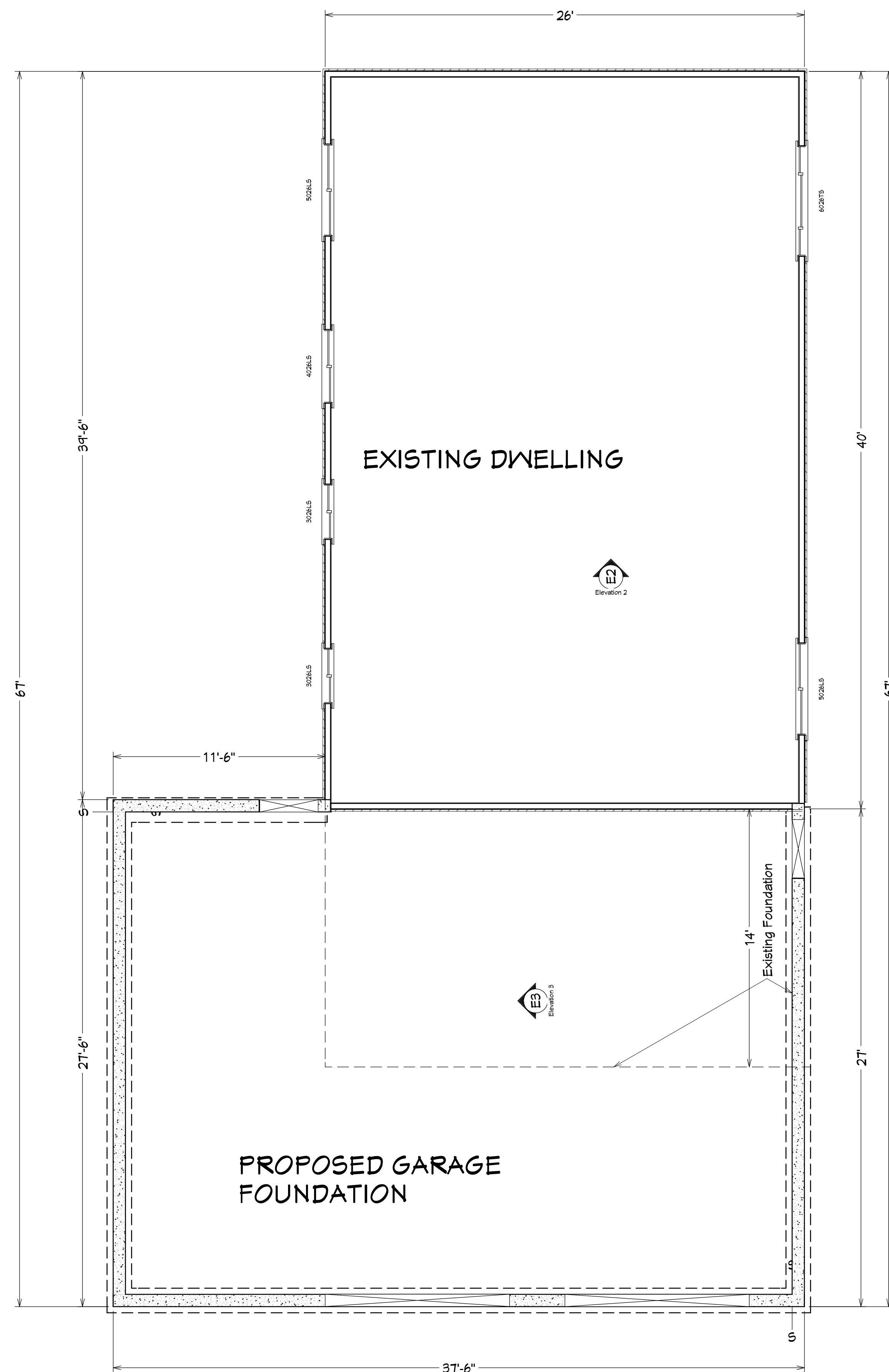
- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

This Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

3. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.



SCHEDULE A

This forms part of application

26' **# DVP18-0208**

Planner Initials WN

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PROPOSED GARAGE ADDITION

Jeanotte Residence

575 Perry Road

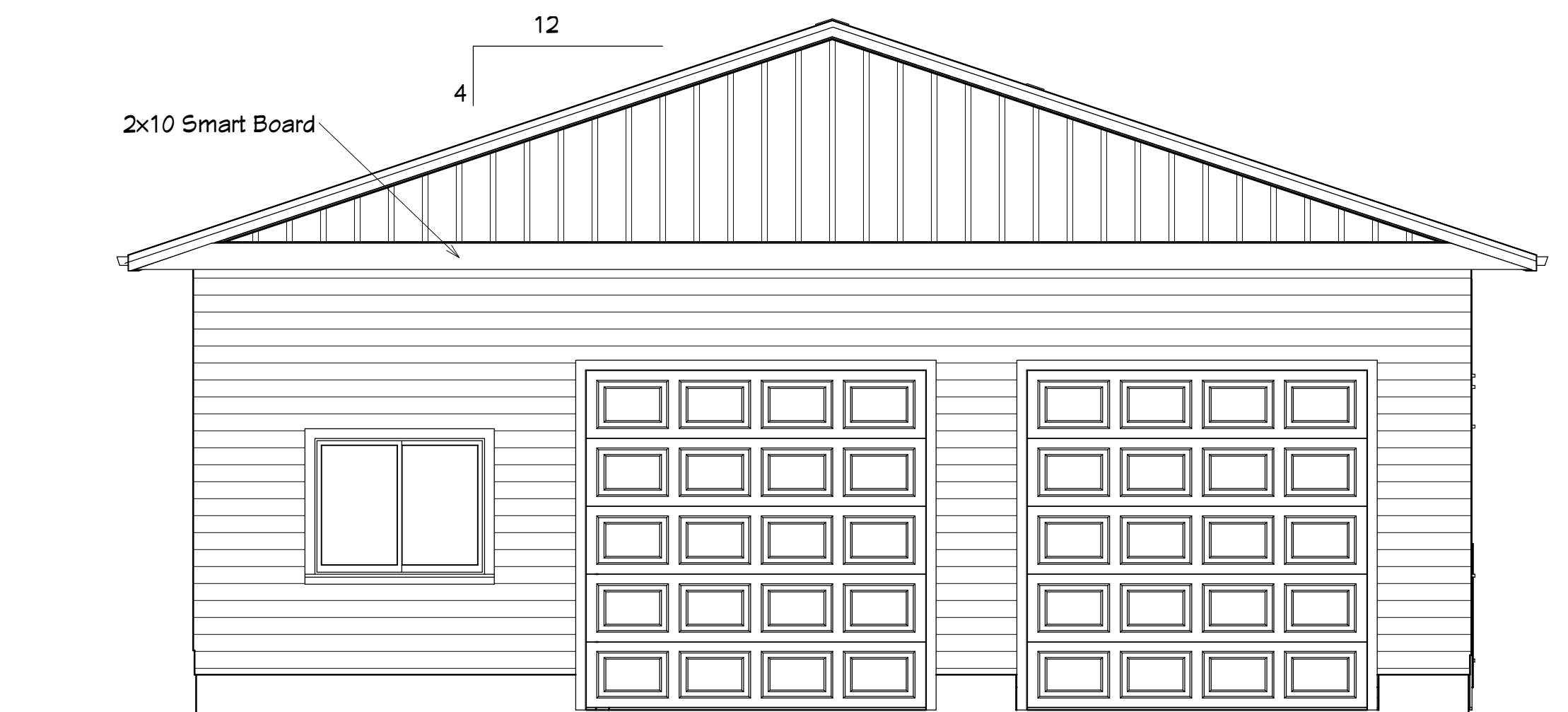
VIDED BY:

IHS Design

DATE:
2019-07-02

SCALE:

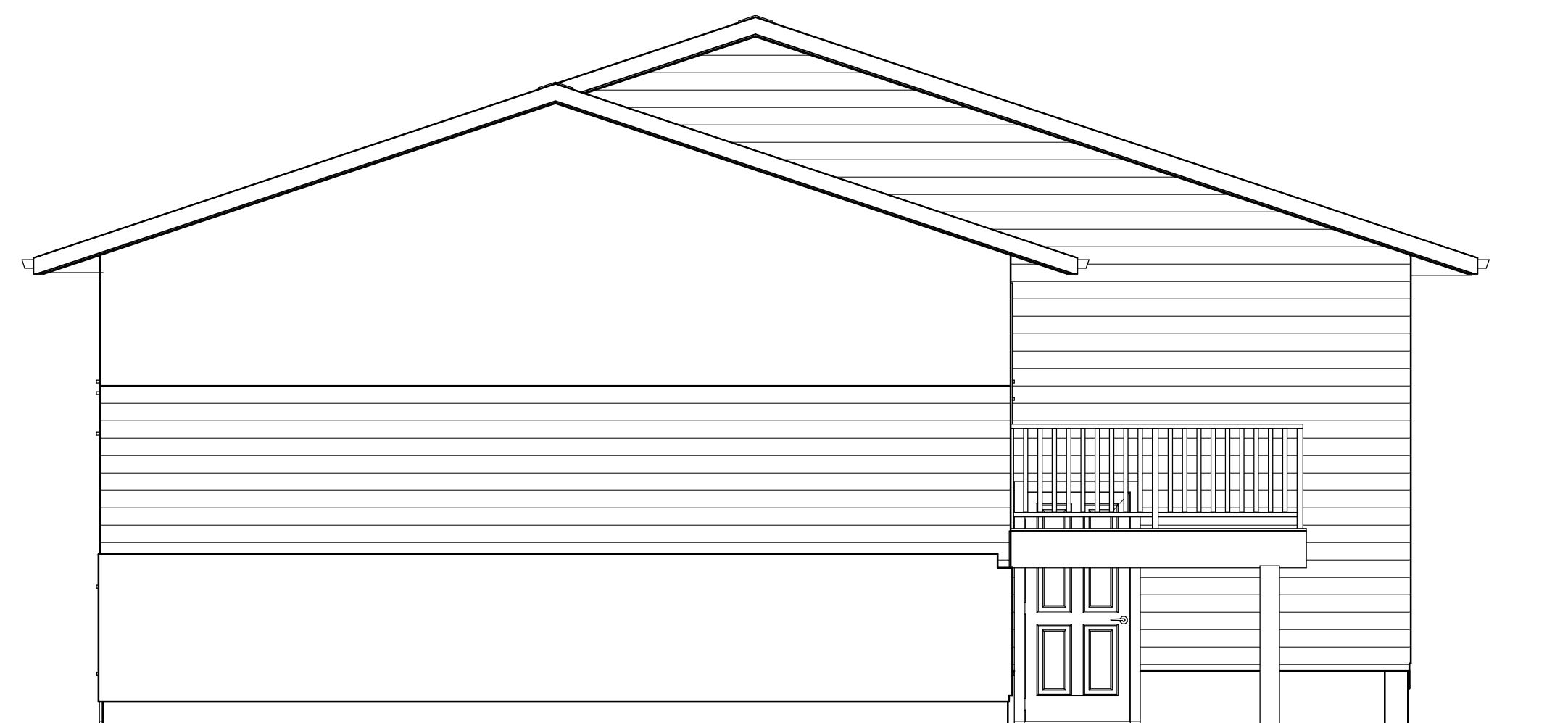
SHEET:
P-1



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

SCHEDULE

A

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DVP18-0208

Planner
Initials

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City of
Kelowna
DEVELOPMENT PLANNING



REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISION BY

PROPOSED GARAGE ADDITION
Jeanotte Residence
575 Perry Road

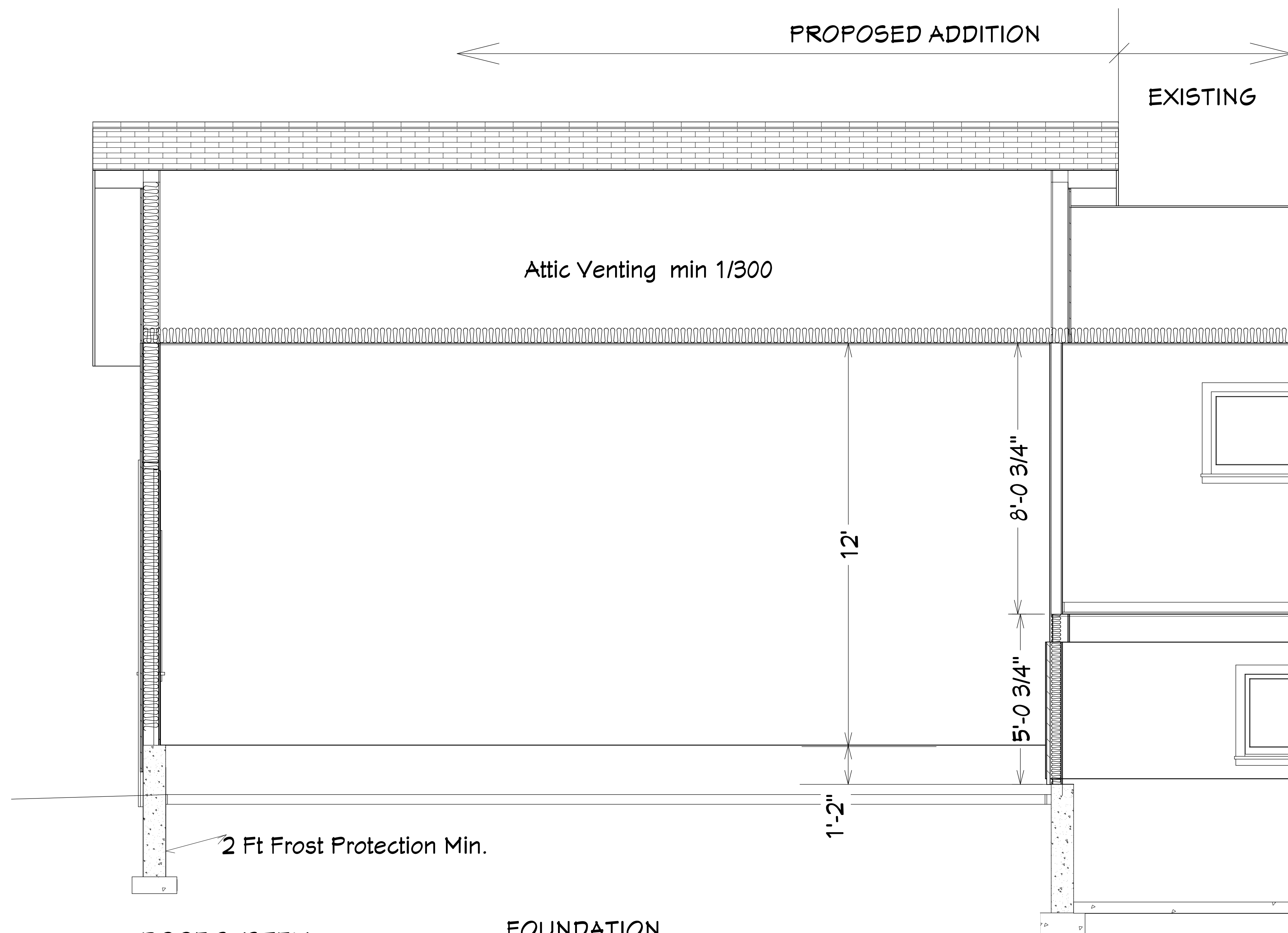
DRAWINGS PROVIDED BY:
IHS Design

DATE:

2019-07-02

SCALE:

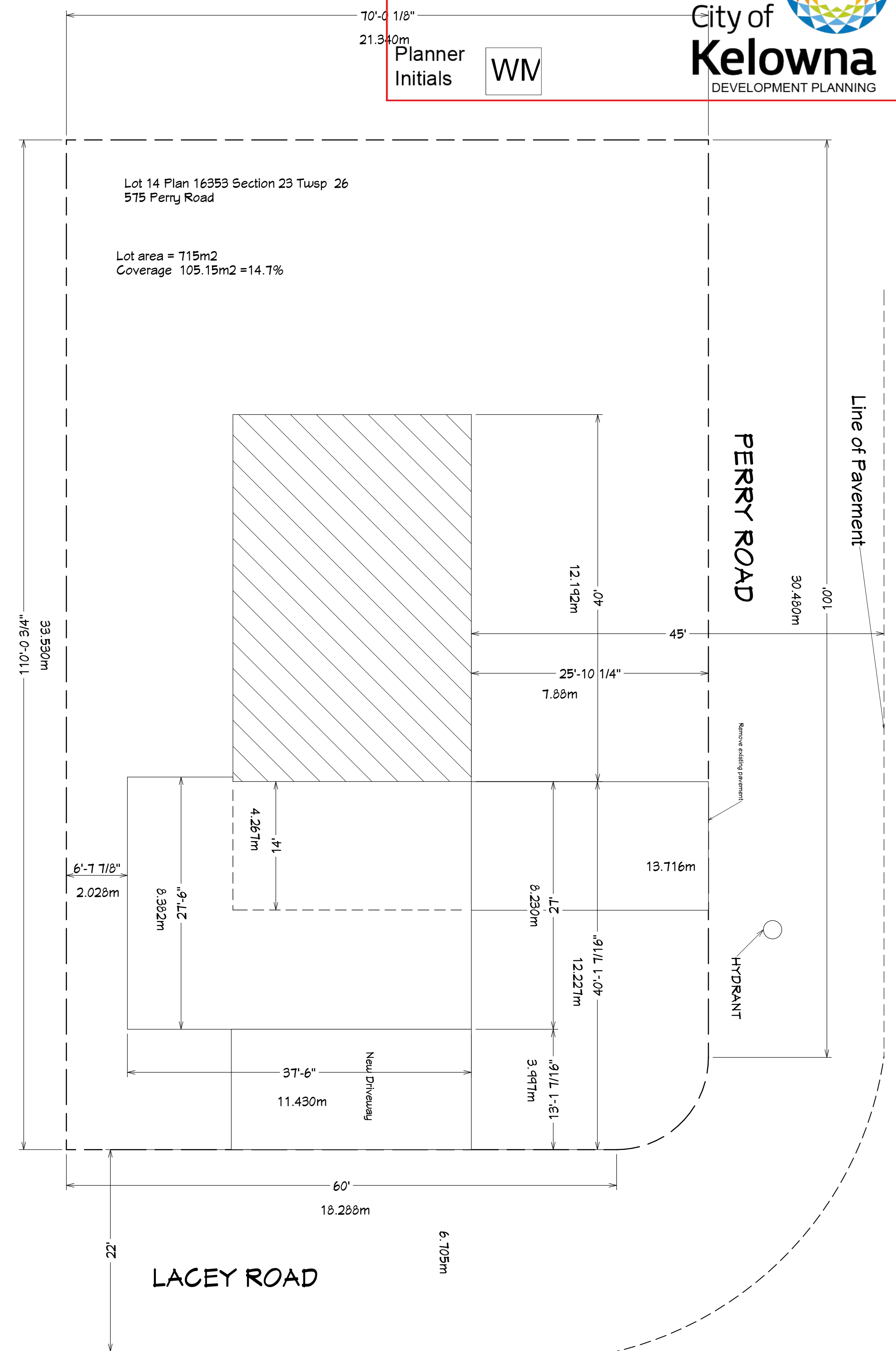
SHEET:



ROOF SYSTEM
Asphalt Shingles
Building Paper
7/16 OSB Sheathing c/w H-Clips
Engineered trusses@ 24" o/c
R-20 Insulation
6 Mil Vapor Barrier
1/2" Ceiling Drywall

Wall SYSTEM
Siding
Tyvek or Building paper
3/8" OSB Sheathing
2x6 Studs@24" o/c
R-20 Insulation Batts
6 Mil vapor Barrier
1/2" Drywall

FOUNDATION
8" Concrete Foundation
6"x18" Concrete Footing
Rebar10MM- Walls- 3 rows horizontal
-24" o/c Verticals wet dowel to footings
Footing- Min 2 Rows 10mm
1/2" Anchor bolts@max 6 ft o/c
Foundation wall height to be site determined to ensure max 12 ft framed wall to align with existing roof



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PROPOSED GARAGE ADDITION
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575 Perry Road

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